



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00079/FUL

Name and address for correspondence:	Applicant name:
MARTIN ASHWORTH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW ROCHDALE OL16 3BN	SHAHERYAR AHMED

Part I - Particulars of Application

Date of Application: 23 January 2023

Application No: 23/00079/FUL

Proposal:	Use of land as extension to private garden and erection of 1.8m high boundary fence - Resubmission of 22/00534/FUL
Location:	153 Hill Top Drive, Rochdale, OL11 2SB,

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **REFUSED** for the carrying out of the development referred to in Part I hereof for the following reason(s).

Reasons:

- 1 The proposed use of the land for residential use would be detrimental to the character and appearance of the surrounding area. The applicant has failed to demonstrate that the existing urban greenspace has limited value, or that the proposal would help meet other sustainability or local regeneration objectives and has not made alternative provision. In addition, the proposed fence would by reason of design, scale and siting represent a poor standard of design, with it appearing as a visually intrusive form of development that would appear conspicuous and inappropriate in its context. The proposal would therefore be detrimental to the character and appearance of the local area. As such the proposal is contrary to policies G6, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Date Decision Issued 5 April 2023

Daniela Ripa
Interim Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Notes for Applicant:

For the avoidance of doubt this decision relates to the following plans:

Site Location Plan

Drawing No: 22.2854.1D - Existing & Proposed Site Plans

Drawing No: 22.2854.2D - Existing & Proposed Elevations